



## Public Document Pack

# Uttlesford District Council

Chief Executive: Peter Holt

## SUPPLEMENTARY PACK

### Planning Committee

**Date:** Wednesday, 11th January, 2023

**Time:** 10.00 am

**Venue:** Council Chamber - Council Offices, London Road, Saffron Walden,  
CB11 4ER

**Chairman:** Councillor S Merifield

**Members:** Councillors G Bagnall, J Emanuel, P Fairhurst, R Freeman,  
G LeCount, M Lemon (Vice-Chair), J Loughlin, R Pavitt and M Sutton

### ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

Open to Public and Press

**13 Planning Committee Presentations**

**3 - 93**



# Uttlesford District Council

Chief Executive: Peter Holt

**For information about this meeting please contact Democratic Services**

Telephone: 01799 510369, 510410, 510460 or 510548

Email: [Committee@uttlesford.gov.uk](mailto:Committee@uttlesford.gov.uk)

## **General Enquiries**

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Telephone: 01799 510510

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Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

# Planning Committee

## 11<sup>TH</sup> January 2023

# UTT/22/3258/PINS

Land To The West Of  
Thaxted Road  
Saffron Walden



[illegible]

# Illustrative Masterplan





# Access Plan



# Green Infrastructure Plan



# UTT/22/1802/FUL

## Wood Field

(land Adjoining 'Land West Of Woodside Way')

## Dunmow

# Proposal

- Full planning permission is sought for the construction of 120 dwellings (Class C3), car parking, landscaping, play area and associated infrastructure.
- Access to the site would be through the adjoining residential led, mixed use site comprising of 790 dwellings to the west. This is currently under construction, providing an extended estate road access via Woodside Way (B184).
- The developed part of the site would have a net area of approximately 3.6 hectares, with a density of approximately 33.3 dwellings per hectare.
- 40% of the total, are to be affordable housing units.
- A formal Local Area for Play (LAP/LEAP) of 544m<sup>2</sup> located within the 'Entrance Green' of the site.
- Provision of public open spaces.

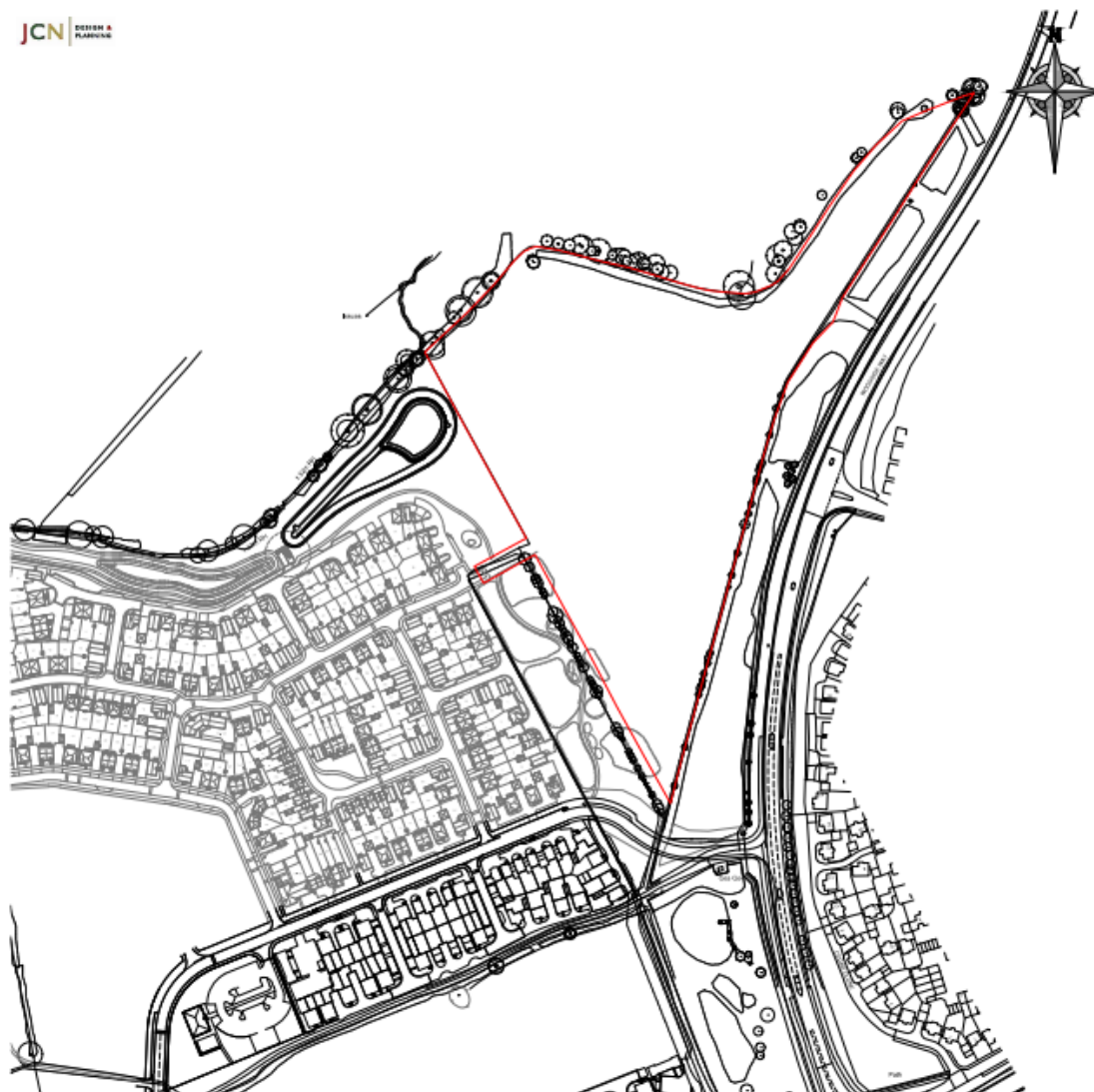
# Deferral 23/11

Reasons for deferral included:

- Buffer zone to ancient woodland
- Issues of green / amenity space
- Concern regarding active travel
- Need to prevent informal access through on to Woodside Way

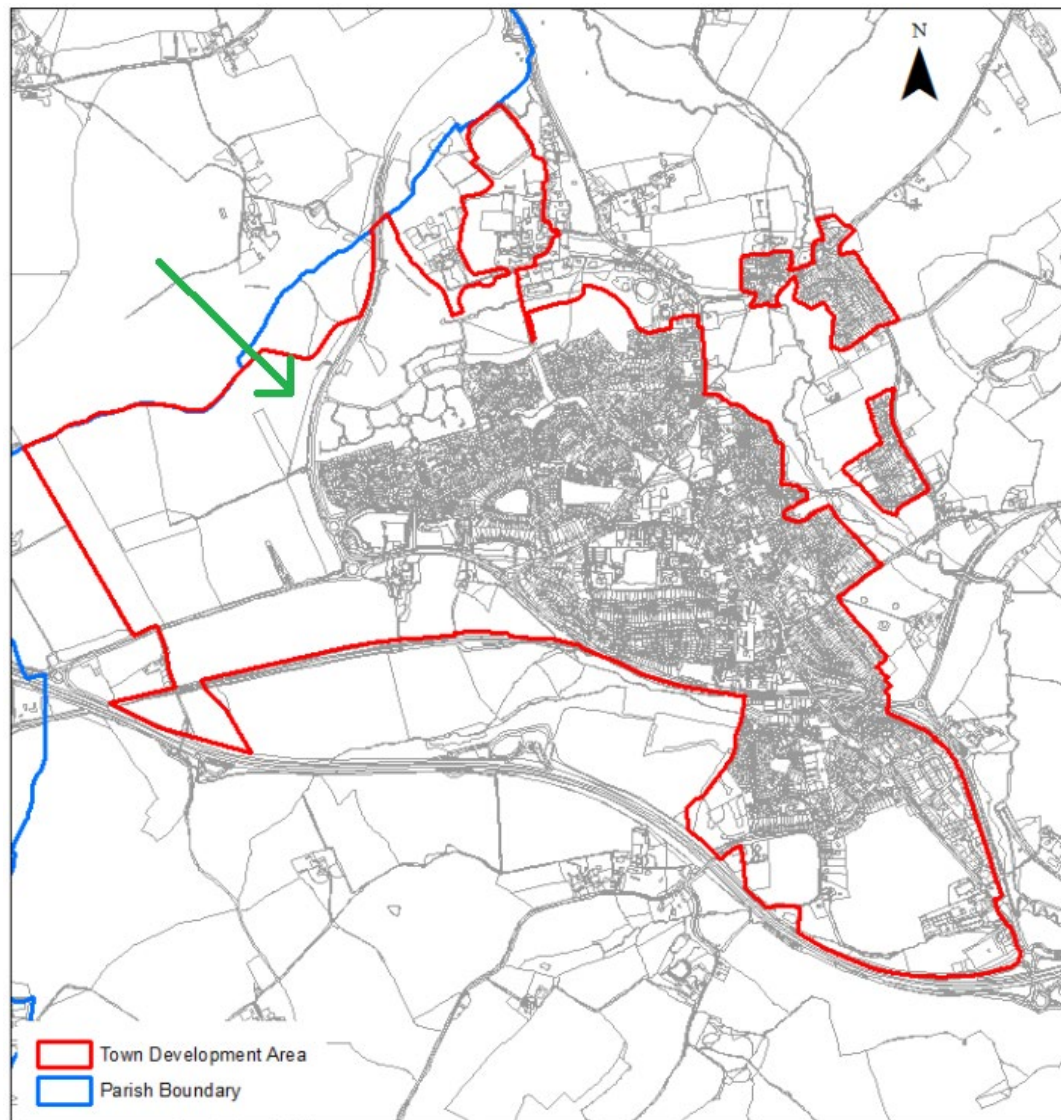
# Site Location

JCN DESIGN & PLANNING

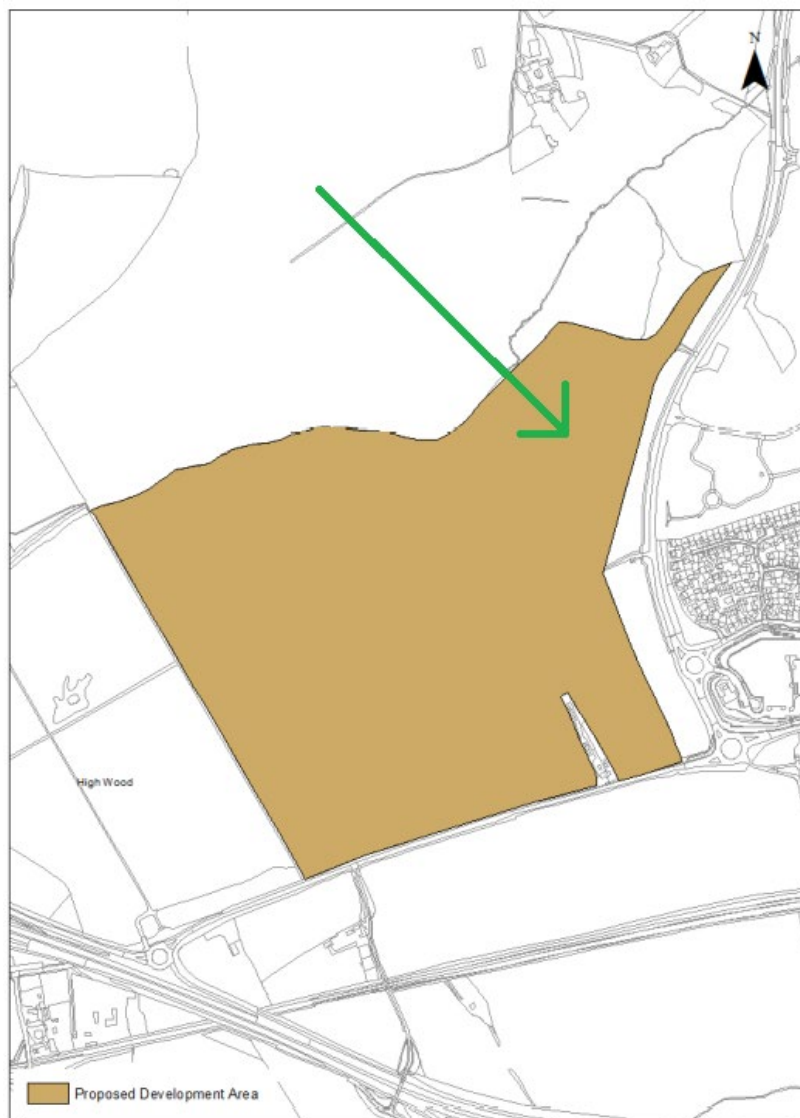




# Policy DS1:TDA



# Policy: DS4:TDA



# Policy: DS4:TDA

- Provides for a mixed and balanced community and at least 5% shall be 1 or 2 bedrooms. ✓
- Provides OR contributes towards the provision of a local centre and education facilities. ✓
- Provides for public transport contributions. ✓
- Includes cycleways / footpath links to the primary school / secondary school, and contributes towards cycleways /footpaths to the Town Centre. ✓
- Provides OR contributes to formal and informal open, associated facilities such as changing rooms and car parking. ✓
- Landscape buffer to the north and west including screening and be designed to join up existing woodlands and wildlife sites which form part of a wildlife corridor. ✓
- Be designed to avoid unacceptable harm to the living conditions of neighbouring residents. ✓

# Site Views - PROW 18





# Woodside Way



# Combined Masterplan





# Ancient Woodland Buffer



# Landscape Plan

JCN DESIGN & PLANNING

## Land Use Areas Statistics

( Areas relate the development within redline )

Areas	Ha	%
Open Space	0.613	11.64%
15m Buffer	0.582	11.05%
Private amenity spaces	1.030	19.56%
<b>Totals</b>		
Total Green Space & 15m Buffer	1.195	22.69%
Residential Development Area	4.071	77.31%
<b>Total</b>	<b>5.266</b>	<b>100%</b>

### Open spaces

Open space, 15m Buffer & Private amenity space	2.225
Opens space & Private amenity space	1.643

### Attenuation

Attenuation within Buffer	0.019875
Attenuation within open space	0.1147
<b>Total Attenuation</b>	<b>0.134575</b>

### Areas minus attenuation

Open space, 15m Buffer & Private amenity space	2.090
Opens space & Private amenity space	1.528

Existing Open space  
Existing Woodland Buffer

## Summary

In total, the site measures 5.26ha. Of this, 3.04 ha (57.75%) comprises the built up area of the development.

A further 1.53ha (29.02%) is provided as open space and private amenity space, with the buffer zone and attenuation features excluded and 0.697ha (13.23%) with the buffer zone and attenuation features included as part of the figure.





# Open Spaces





The map shows a proposed development site with various colored overlays and annotations. A legend on the left identifies the following areas:

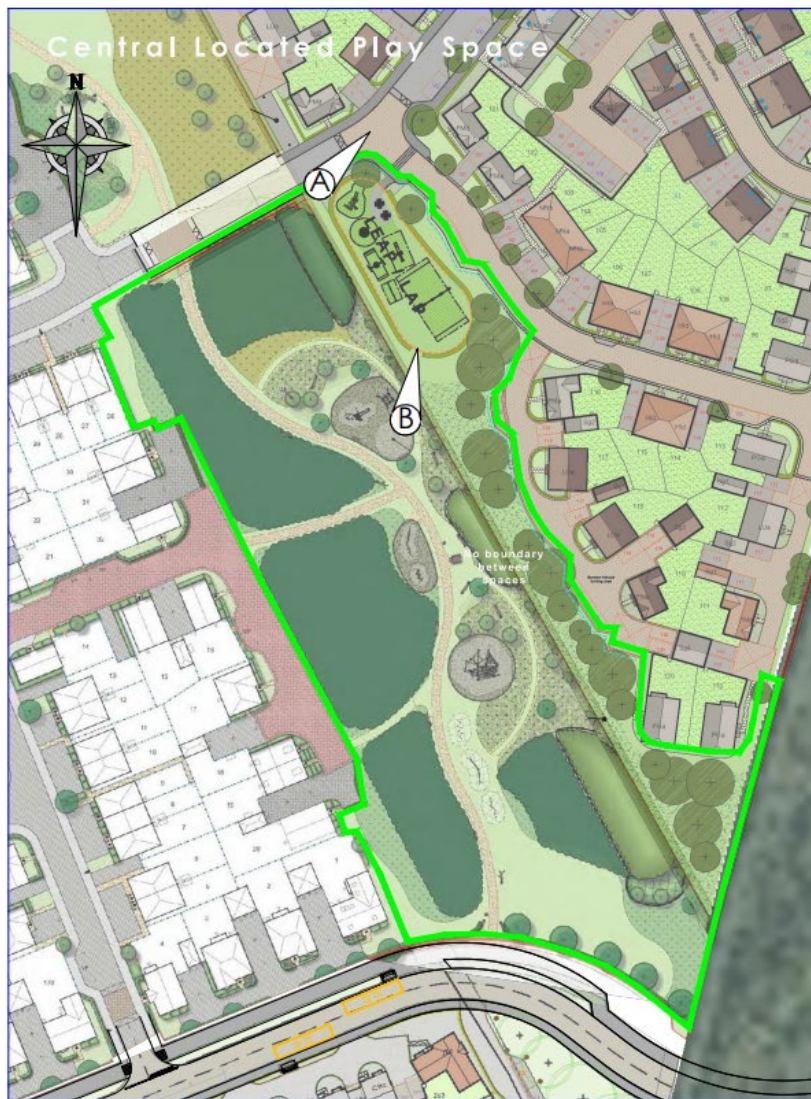
- Existing Woodland Buffer (Dark Green)
- Green Spaces (Light Green)
- Community Facility (Purple)
- School Site (Pink)
- Sports Field (Olive Green)
- Attenuation (Bright Green)
- Play Area (Green circle with 'P')

Annotations on the map include:

- 15m Buffer (along the top and bottom edges)
- Existing Woodland Buffer (along the right edge)
- No boundary between spaces (pointing to a specific area)
- Intuitive location of crossing to Spine Road (pointing to a crossing point)
- Crossing point under life app (pointing to a crossing point)

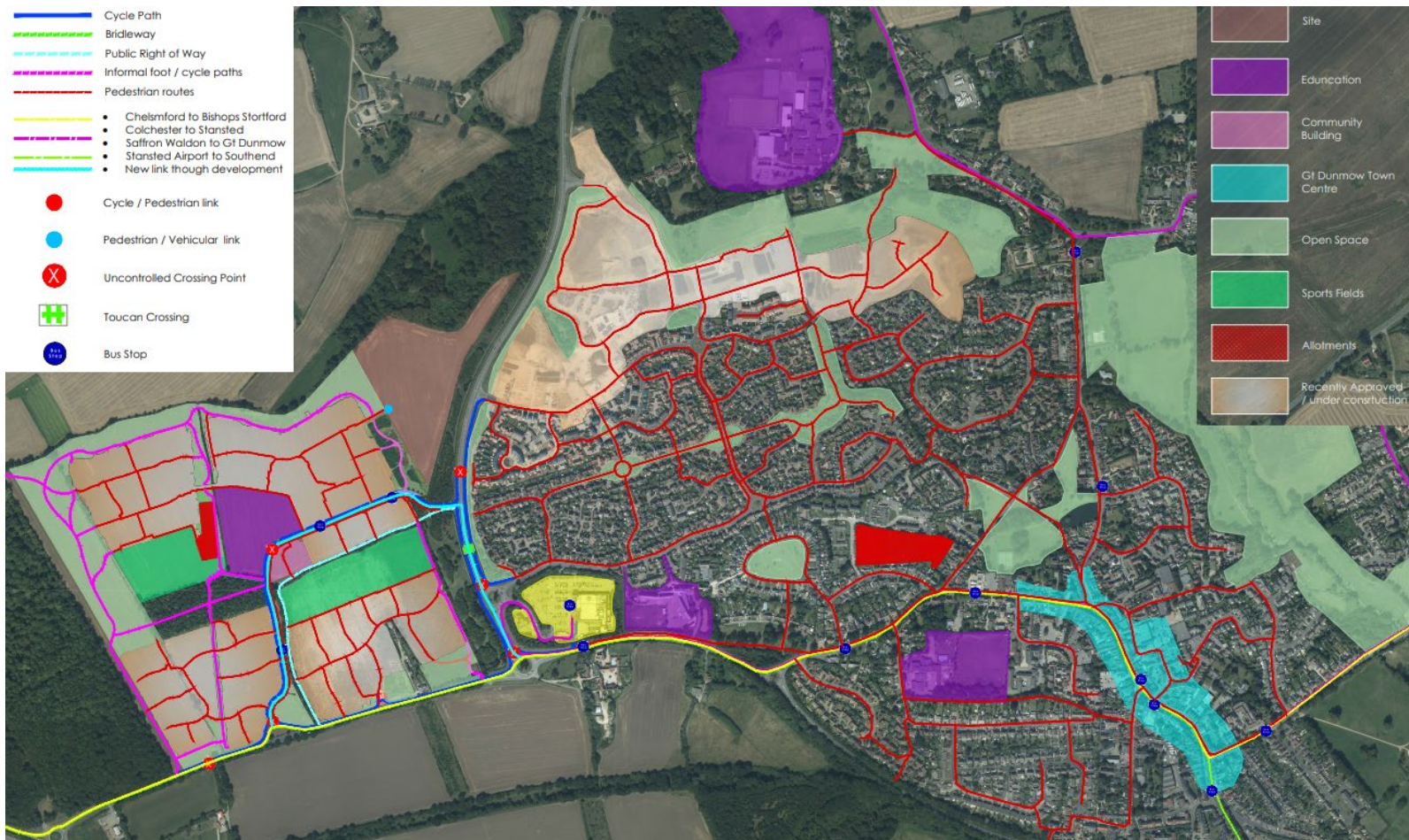


# Play Space





# Connectivity





# Movement





# Movement – Walking





# Movement – Cycling





# Eastern Boundary



View 'A'

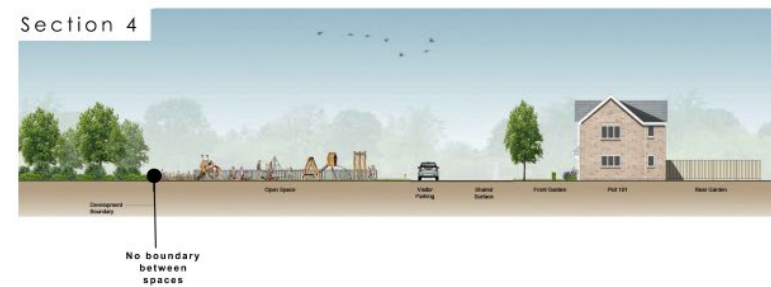
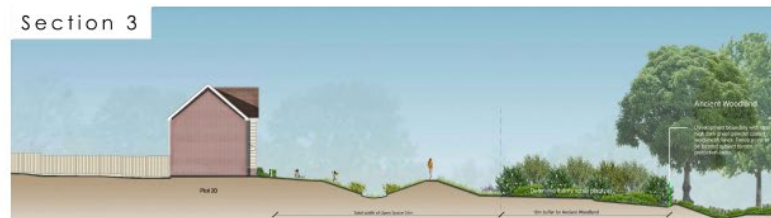


View 'B'

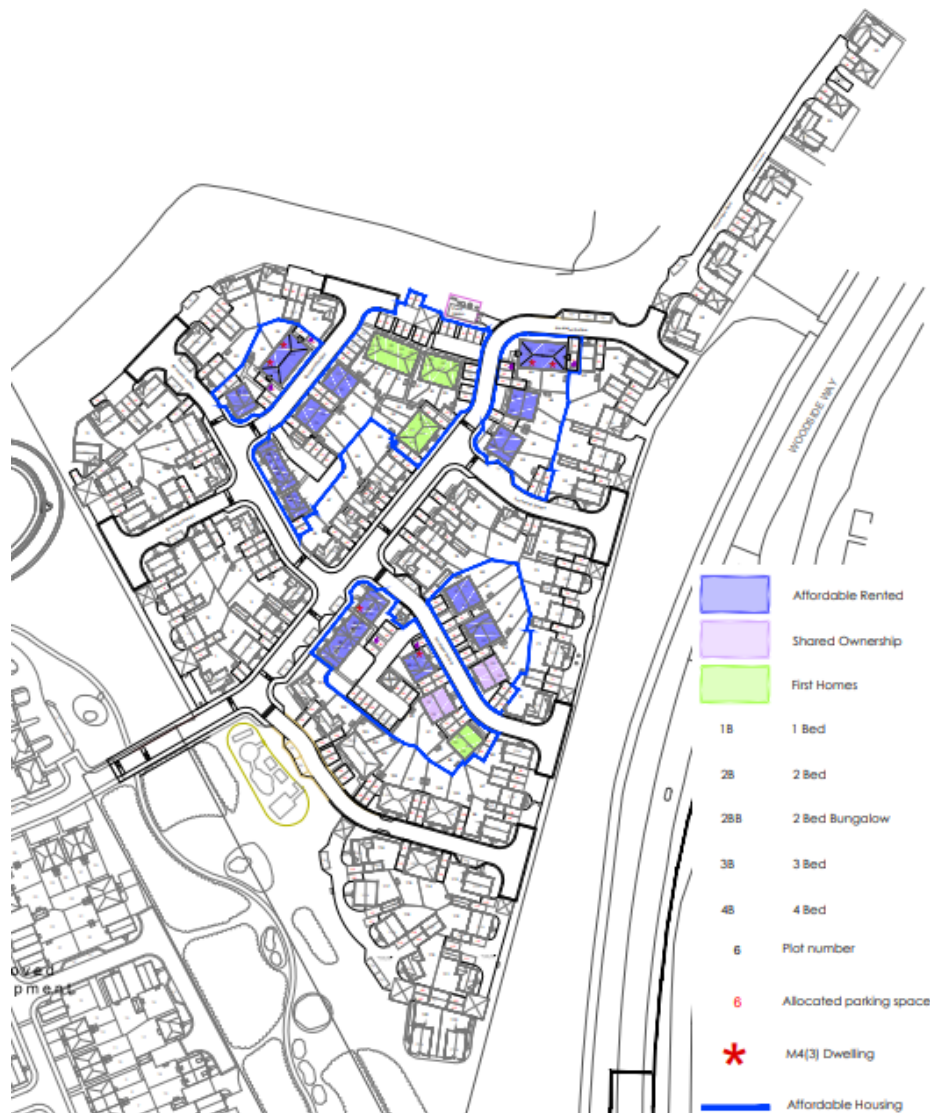
- Woodland Buffer Edge
- - - 1.8m Close Board Timber fencing
- - - Existing Hedge



# Boundary Edge



# Affordable Housing



# Elevation Drawings



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



# Elevation Drawings



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation

# Development Visuals



# Summary

- Council unable to demonstrate a 5-year housing land supply.
- The proposed development seeks to deliver the aspirations of Site Allocation DS4:TDA by providing high-quality new housing on land allocated for housing growth.
- Minimum 15m landscaped buffer to Hoglands Wood would protect and prevent any loss or deterioration of Ancient Woodland. (Over 30m in some areas).
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The provision of 120 new homes including 48 affordable homes, split between affordable rented, shared ownership and first homes.
- Provision of a good level of public open / green space within the site.

**UTT/22/1508/DOV**

**Sector 4 Woodlands Park  
Great Dunmow**

# Proposed Variation

- To reduce the Affordable Housing requirement from 40% on site to 23.7%;
- Disposing of the land required for the Affordable Housing to a registered provider for £1 and;
- To pay an off-site contribution of £46,000 towards the provision of Affordable Housing.



# Deferral 23/11

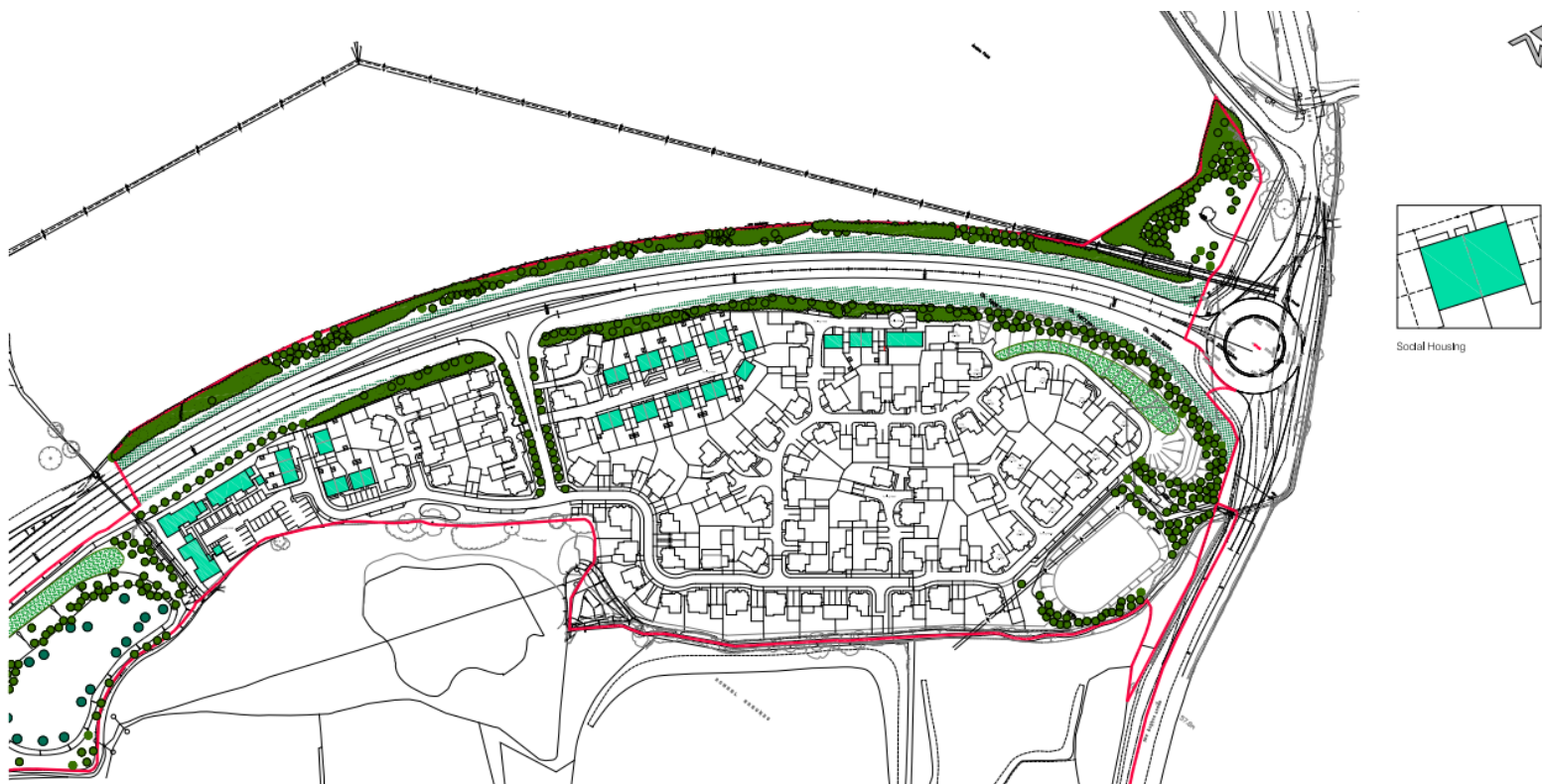
Reasons for deferral included:

- To explore the specifics of the delivery of the affordable housing.
- Clarification over the density of the development.
- Clarification regarding Registered Social Landlord interest.

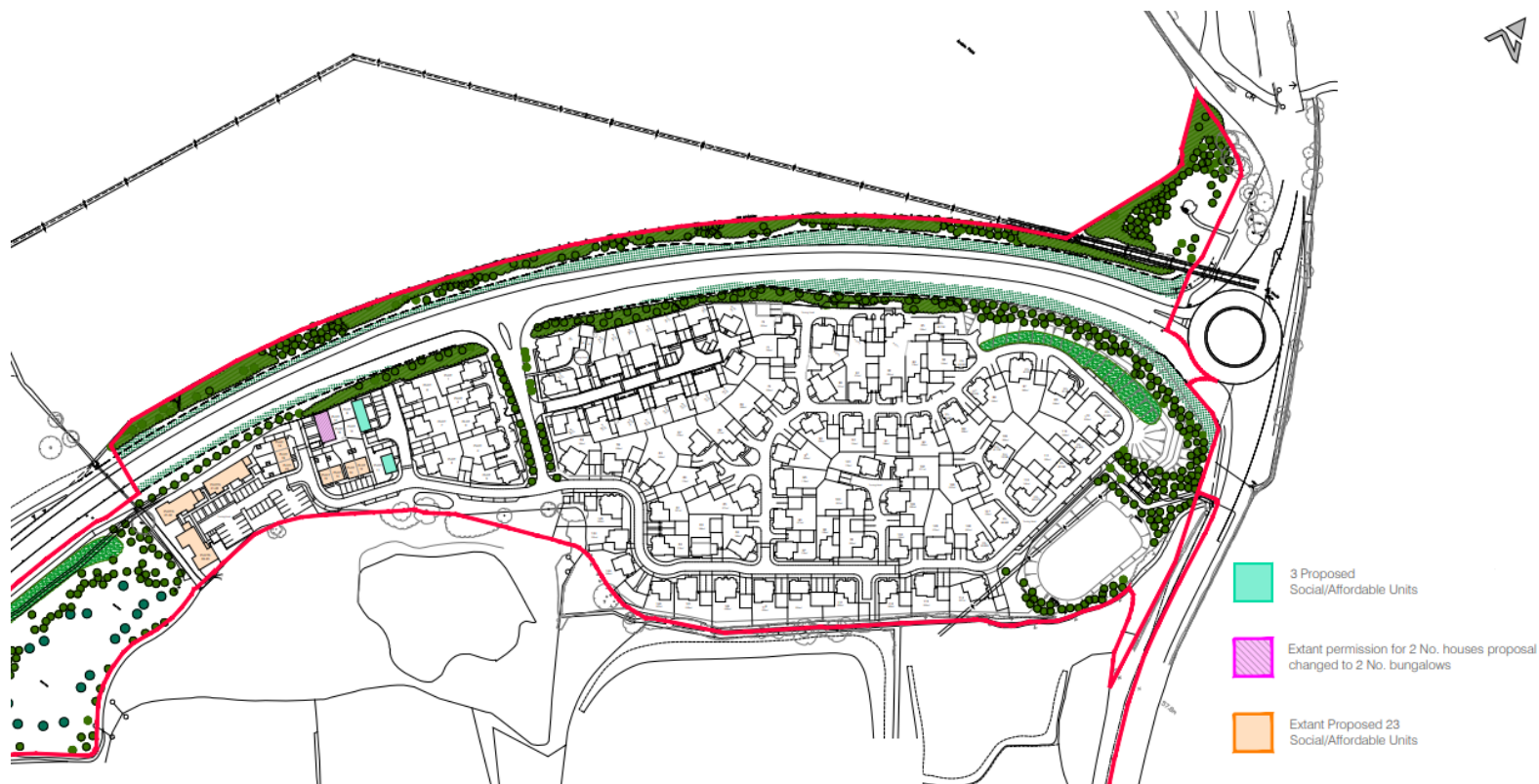
# Site Location



# Approved Development

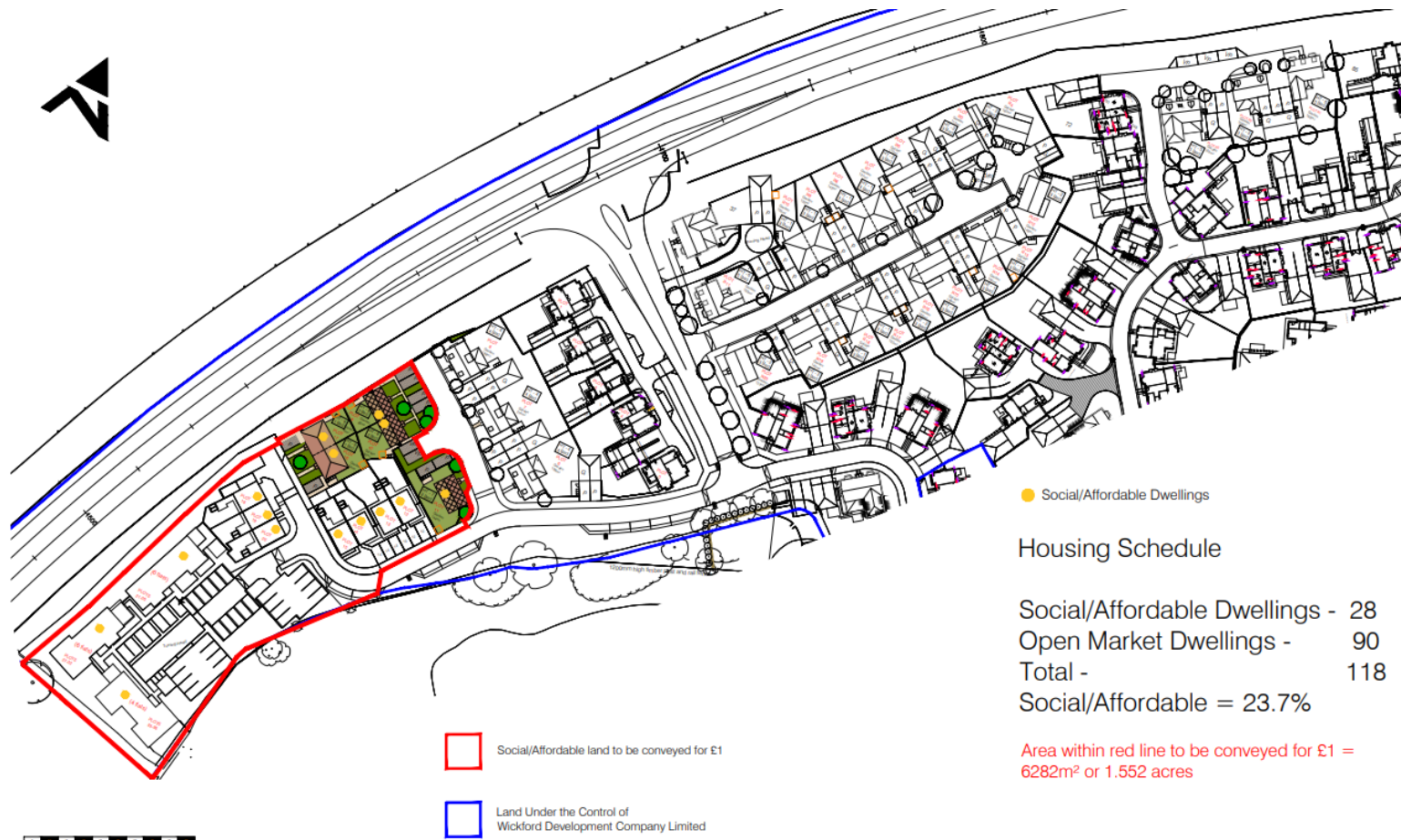


# Proposed Amendments





# Land to be sold



# Site Photos





# Summary

- Following the commissioned Financial Viability Assessment the revised contribution would equate to what is reasonably viable on the site and would enable an affordable residential scheme to be built out.
- A clause within the S106 would prevent the occupation of more than 65 Open Market Housing Units until the Affordable Housing Land has been transferred to an Approved Body and the construction of the Affordable Housing Units has been commenced (11 currently occupied).
- Weight should be given the approved layout of the affordable housing within the extant permission, albeit limited as the applicant suggests this is not financially viable.
- The cluster of 3 additional affordable housing units in this location would not warrant refusal of the application.

UTT/22/2763/DFO

Land East Of Warehouse Villas  
Stebbing Road  
Stebbing



# Location Plan



# Outline application UTT/19/0476/OP



# Phasing Plan



- Area of site associated with this Reserved Matters application
- Area of site for future Reserved Matters approval (by others)

# Access Approved As Part Of Outline Application





# Proposed Site Plan



# House Type 1 PLOTS 4,5,8 and 9



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

# House Type 2 Plots 1 and 10



GROUND FLOOR



FIRST FLOOR



# House Type 3A Plots 2 and 6



GROUND FLOOR

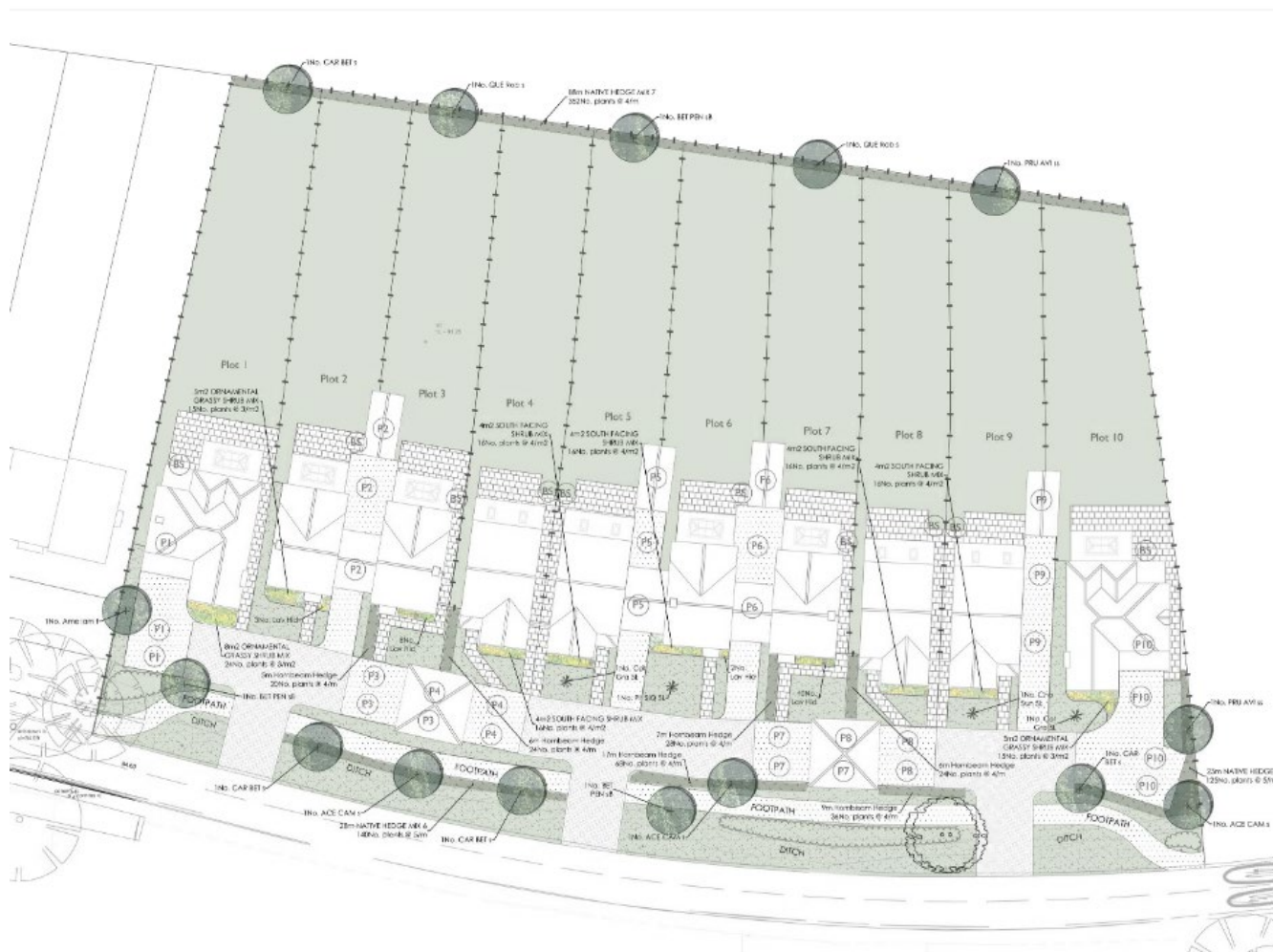


FIRST FLOOR

# House Type 3B Plots 3 and 7

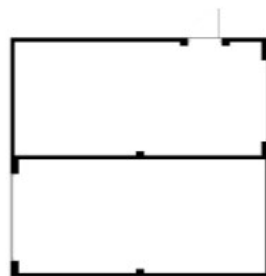


# Landscaping Proposals





# Garage Proposed Plans



TWO-STOREY GARAGE PLAN



FRONT ELEVATION



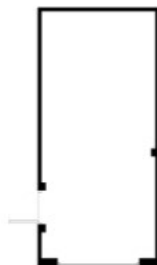
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SINGLE-STOREY GARAGE PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# Proposed Street Scene



# Photos of Site





# Photos of Site.





# Photos of Site



# Approved Under UTT/22/0676/DFO





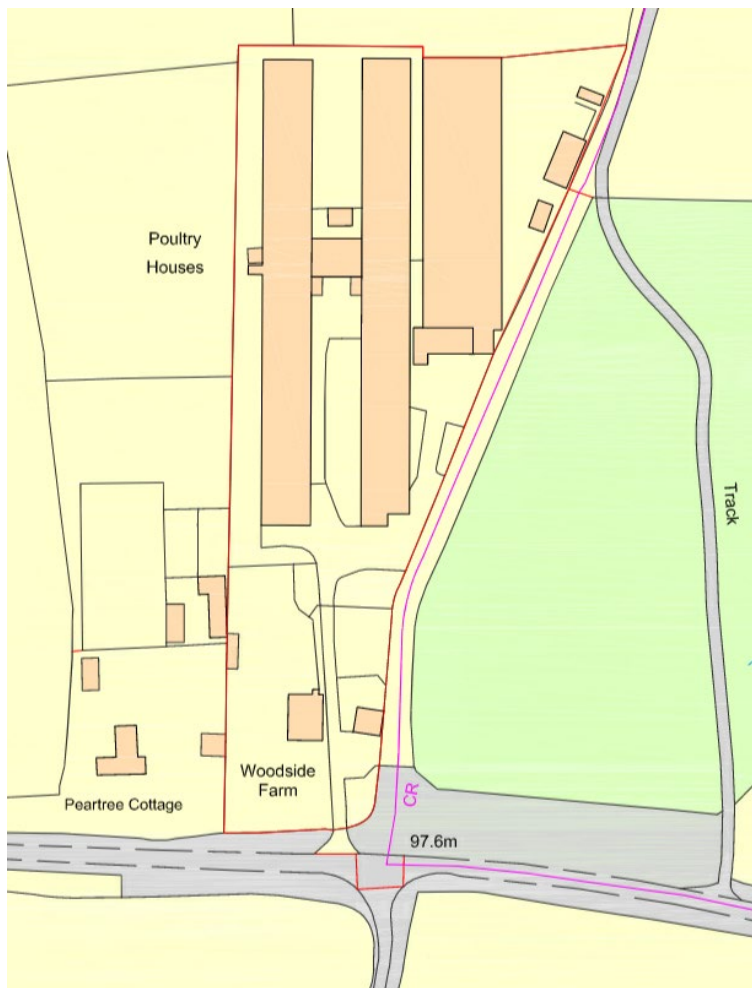
UTT/22/1764/FUL

Woodside Farm  
Gallows Green Road  
Great Easton

## Aerial Site Photo

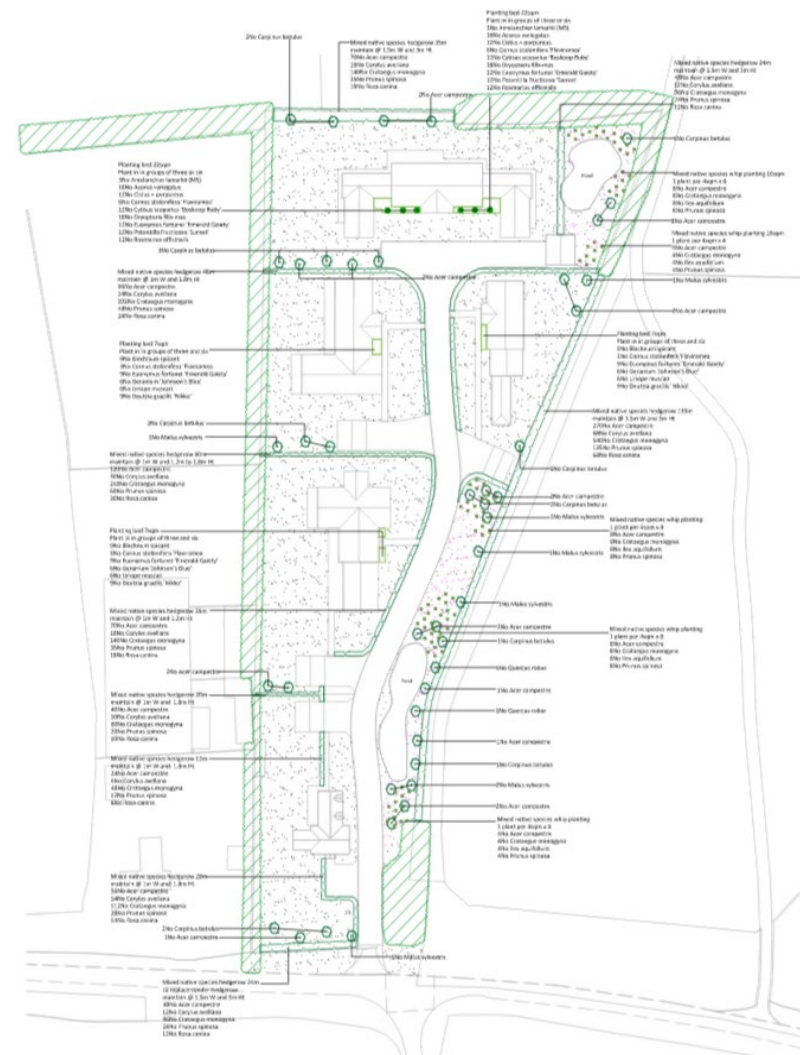


## Existing and Proposed Block Plans





## Hard and Soft Landscaping Scheme



## Block Plan showing Indicative Permitted Development within the site

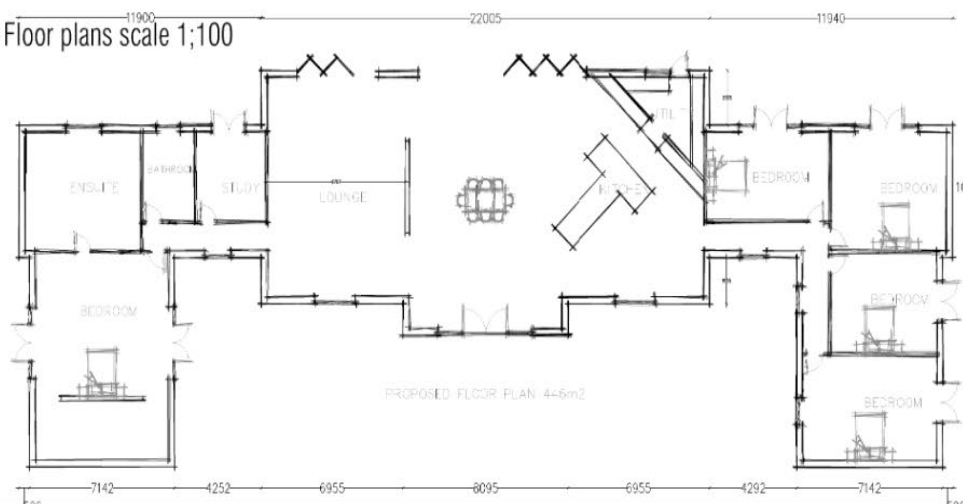


## Proposed Elevations and Floorplans – Plot A

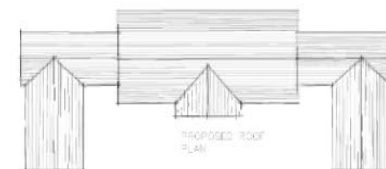
Elevations scale 1;100



Floor plans scale 1;100



Roof plans scale 1;250



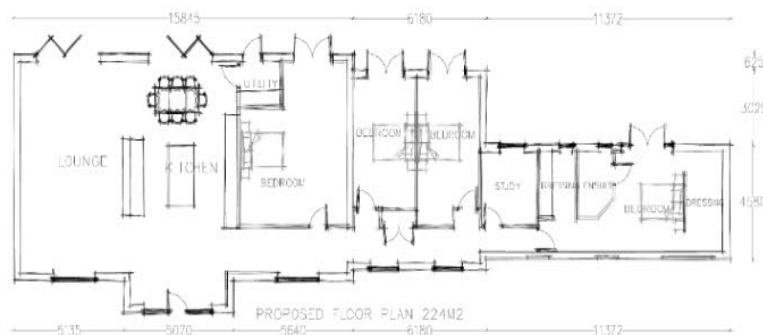


## Proposed Elevations and Floorplans – Plot B

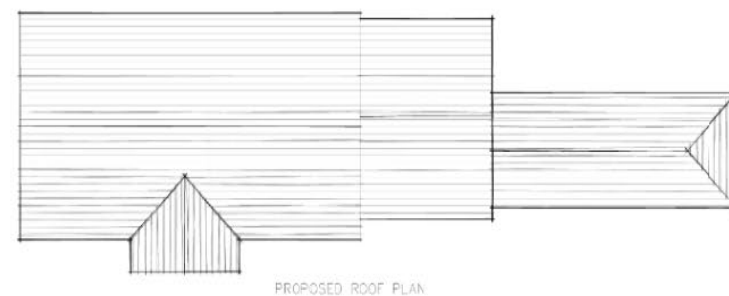
Elevations scale 1:100



Floor plans scale 1:100



Roof plans scale 1:100

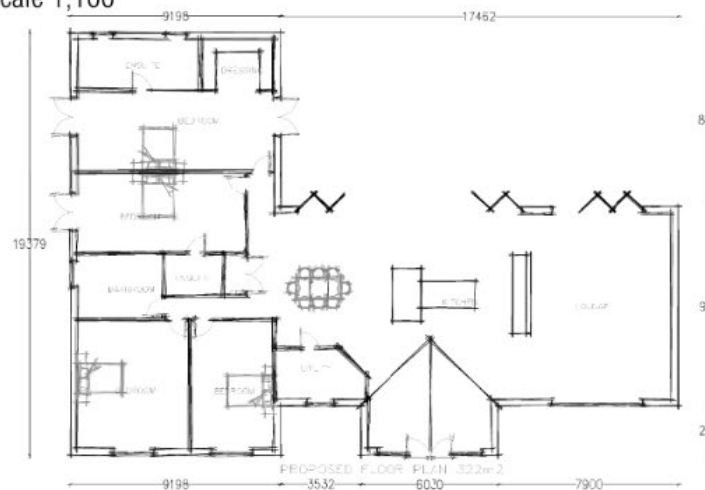


## Proposed Elevations and Floorplans – Plot C

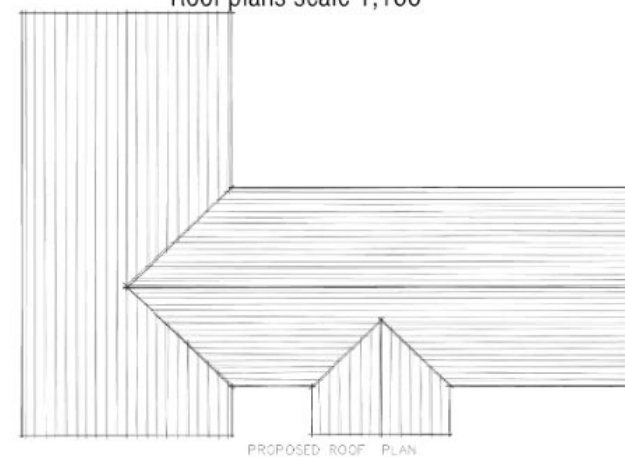
Elevations scale 1;100



Floor plans scale 1;100



Roof plans scale 1;100

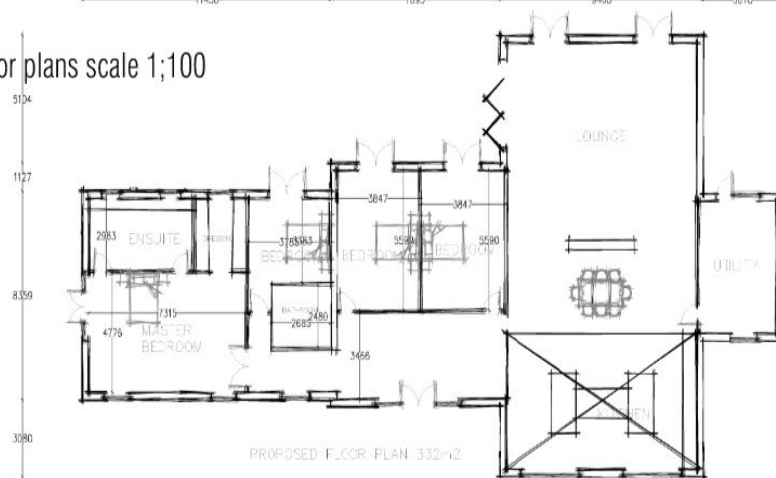


## Proposed Elevations and Floorplans – Plot D

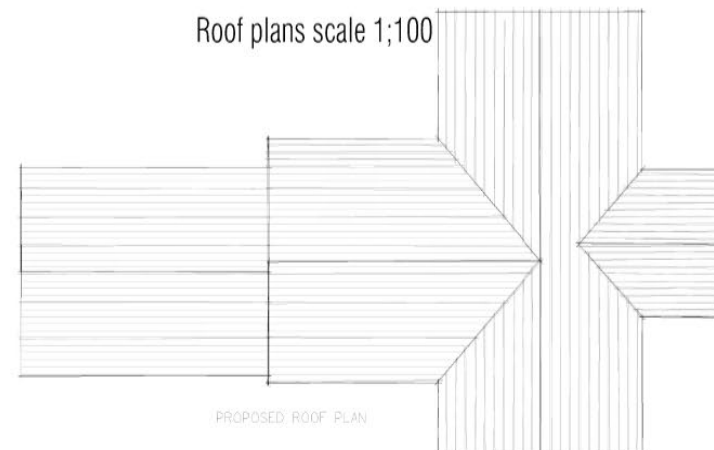
Elevations scale 1:100



Floor plans scale 1:100



Roof plans scale 1:100



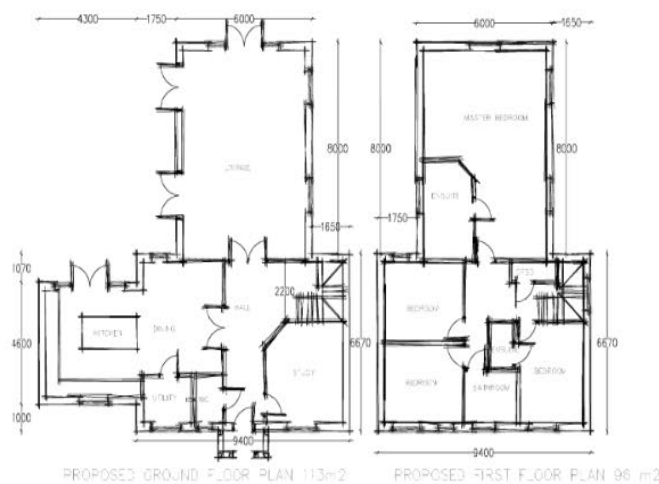


## Proposed Elevations and Floorplans – Plot E

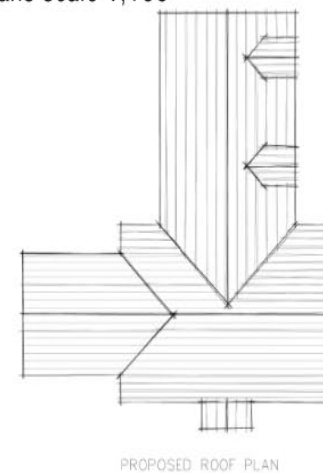
Elevations scale 1:100



Floor plans scale 1:100

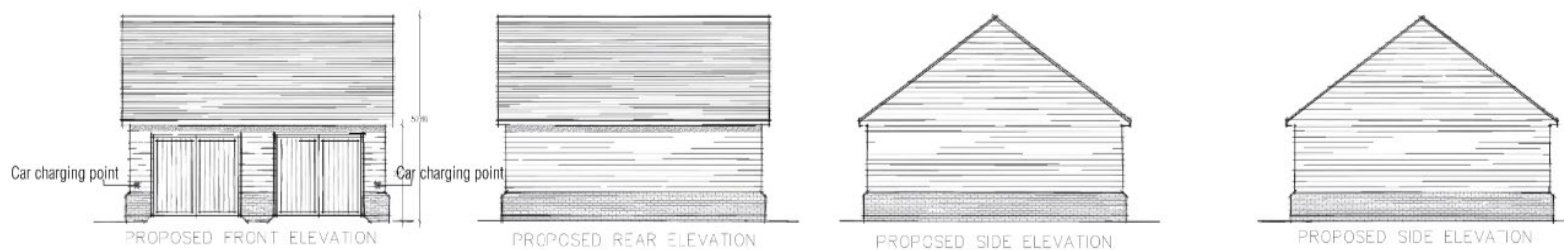


Roof plans scale 1:100

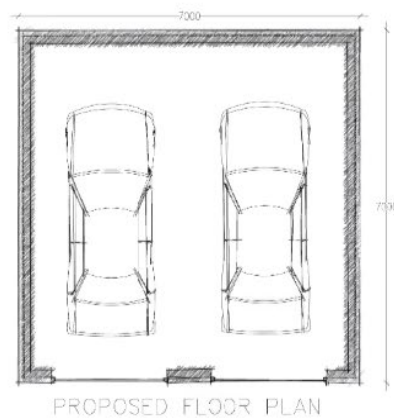


## Proposed Elevations and Floorplans – Garages

Elevations scale 1;100



Floor plans scale 1;50



Roof plans scale 1;50



## Site Photos – Looking North (into the site)





## Site Photos – Looking North (into the site)





## Site Photos – Looking North (within the site facing the main sheds to the rear)





Site Photos – Looking North (within the site facing the sheds to the rear of site)





## Site Photos – Looking North (within the site facing one of the main sheds)





## Site Photos – Looking Southwest (within the site looking towards the main shed)



## Site Photos – Internal view of one of the sheds





## Site Photos – Looking South within the site (towards the entrance)





## Site Photos – Looking North (along the adjacent byway)





## Site Photos – Looking Northwest (along the adjacent byway towards the sheds)





## Site Photos – Looking West (towards the one of the sheds from the byway)



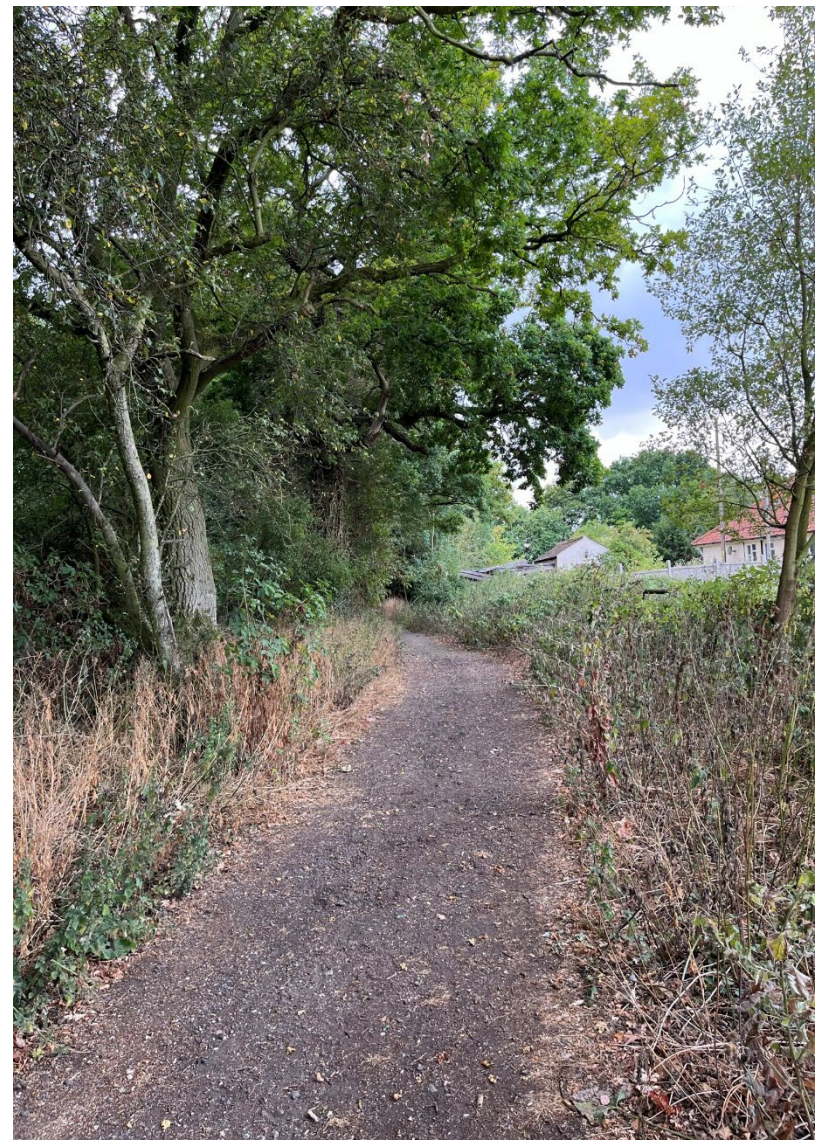


## Site Photos – Looking Southeast (towards existing dwelling from the byway)





## Site Photos – Looking North and South (along the adjacent byway)





## Site Photos – Looking Southeast (towards the site from the byway to the rear)



UTT/22/2491/HHF

24A Borough Lane  
Saffron Walden

## Aerial Photo





## Block Plan and Street Elevation

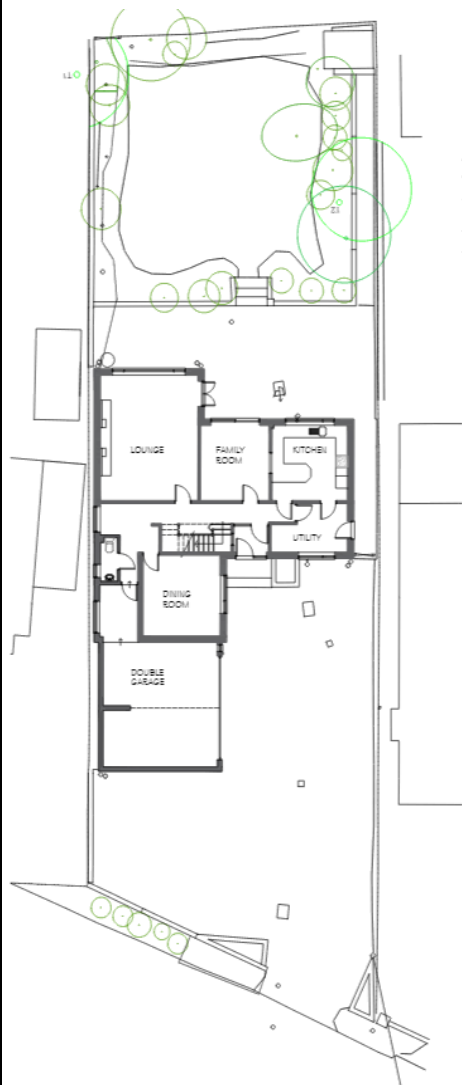


BLOCK PLAN 1:200



STREET ELEVATION

## Existing floor and Elevation Plan



EXISTING GROUND FLOOR PLAN



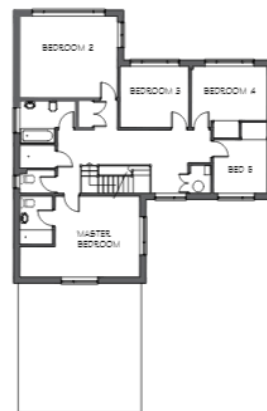
FRONT ELEVATION



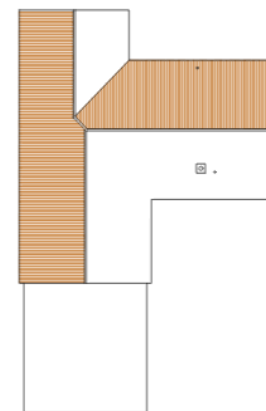
SIDE ELEVATION



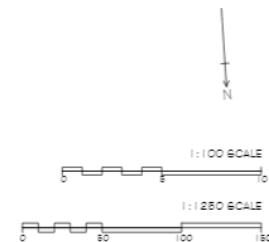
LOCATION PLAN 1:1250



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



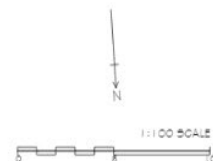
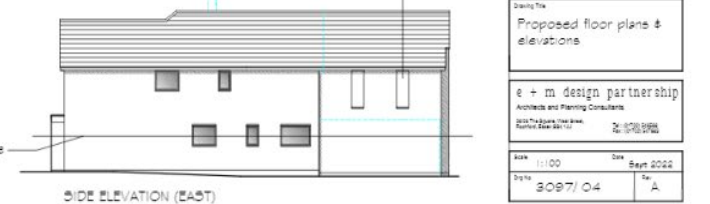
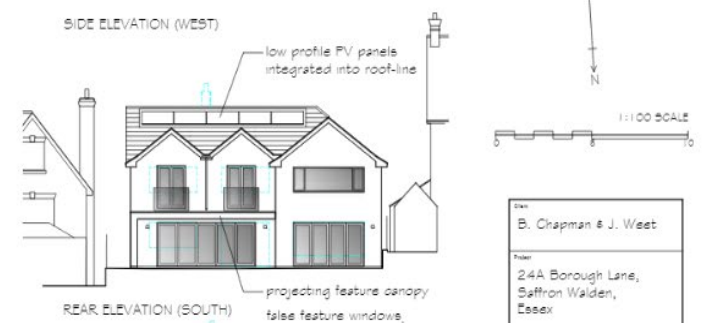
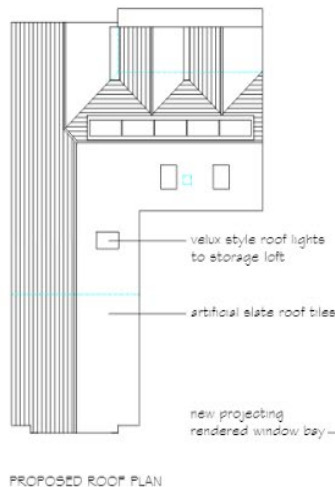
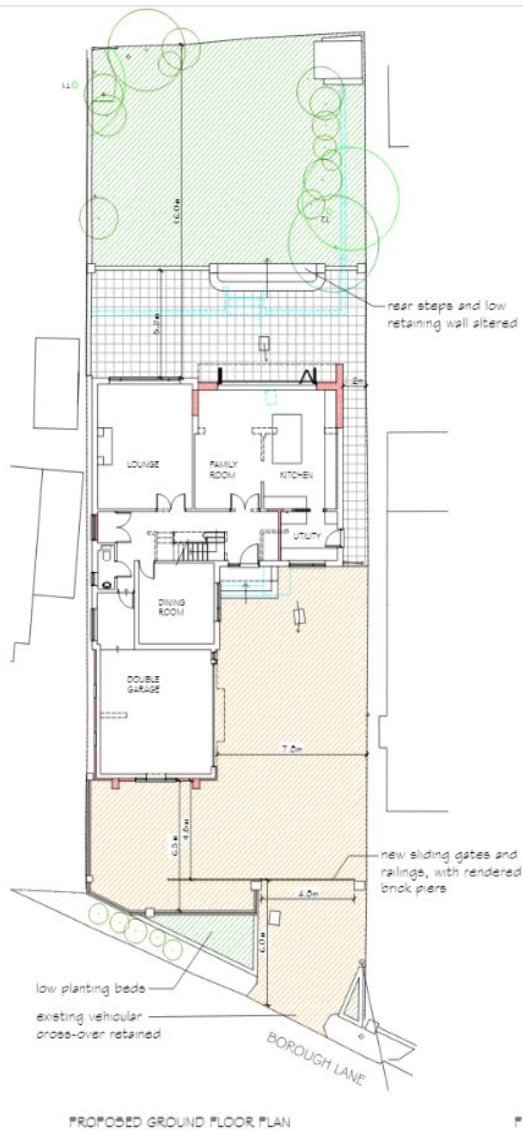
SIDE ELEVATION



REAR ELEVATION

Drawn B. Chapman & J. West	
Project 24A Borough Lane, Saffron Walden, Essex	
Description Existing floor plans & elevations	
e + m design partnership Architects and Planning Consultants 222 The Green, Saffron Walden, Essex CB11 1JL	
Scale 1:100	Date July 2022
File No 3097/01	Rev

# Proposed Floor and Elevations Plan



Drawn	B. Chapman & J. West
Project	24A Borough Lane, Saffron Walden, Essex
Drawing Title	Proposed floor plans & elevations
Client	e + m design partnership Architects and Planning Consultants 201 The Quadrant, Saffron Walden, Essex Suffolk (Sax 11)
Scale	1:100
Date	Sept 2022
By	8097/04
Rev	A



## Site Photos – Front Elevation (Facing South)



Photo 1 – boundary between 24a and 26 Borough Lane



Photo of no 15 and no 13 Borough Lane

